



CONSTRUCTION BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

ROY WENZLICK & CO.

DECEMBER 23
1948

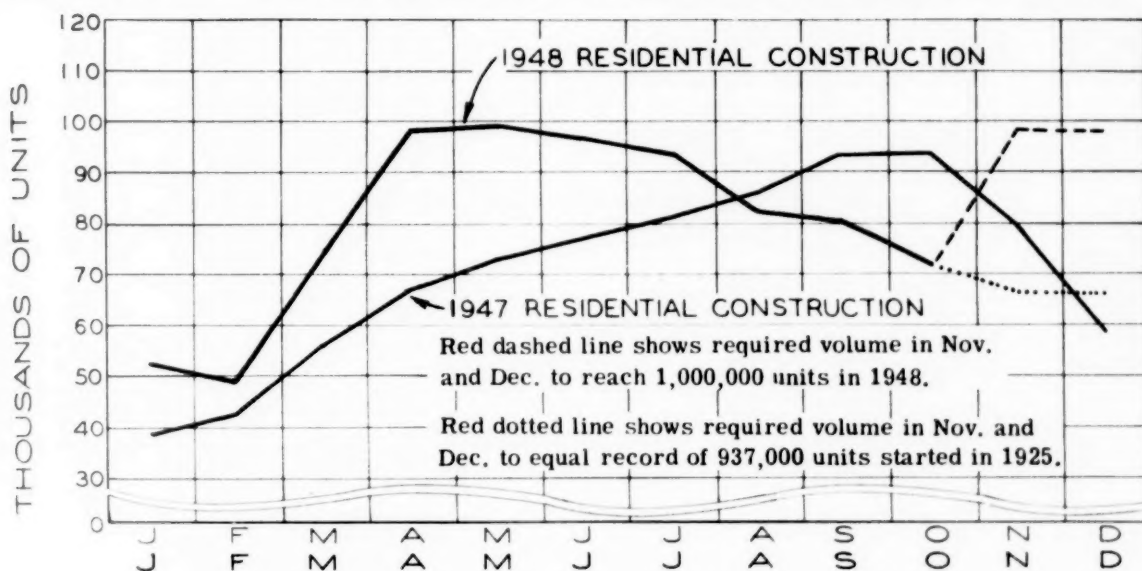
Real Estate Economists, Appraisers and Counselors

Volume XVII

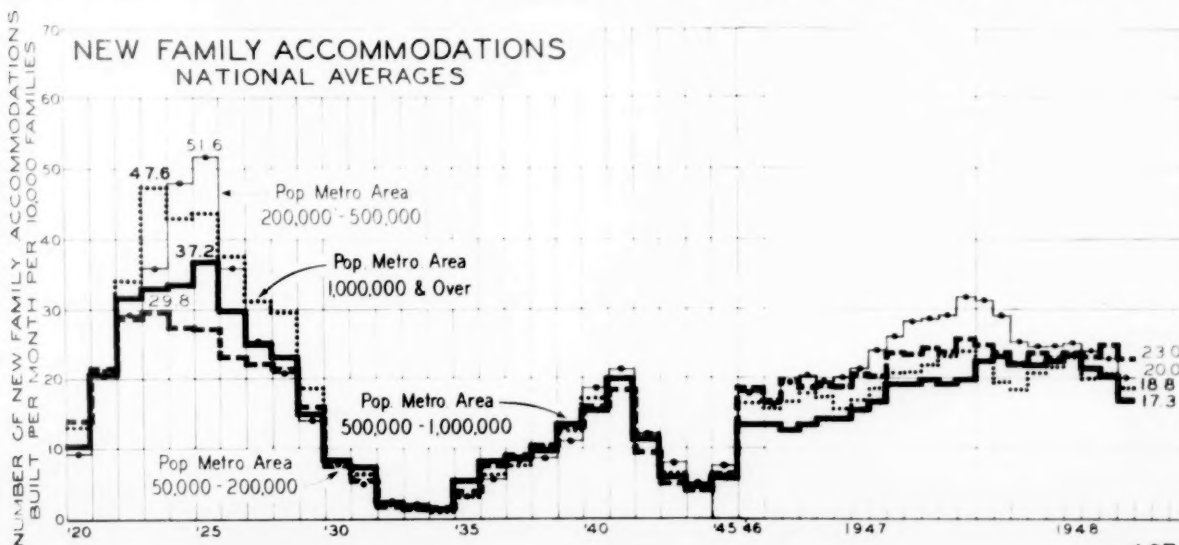
Copyright 1948 - by ROY WENZLICK & CO - Saint Louis

Number 57

RESIDENTIAL CONSTRUCTION IN 140 METROPOLITAN AREAS



THE chart above shows the volume of nonfarm residential construction for 1947 in the United States compared with that of the first ten months of 1948. The chart below shows the national average of the residential construction volume in the various size metropolitan areas from 1920 through September 1948.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

The Bureau of Labor Statistics in Washington has collaborated to the fullest extent in furnishing figures it has accumulated on various communities. These have been brought up to date by direct correspondence with the individual cities and towns.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The black italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the dashed red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the solid red line); and for those areas having a population of over 1,000,000 (the dotted red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the black line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 487 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST THREE-QUARTERS OF 1948 COMPARED WITH FIRST THREE-QUARTERS OF 1947

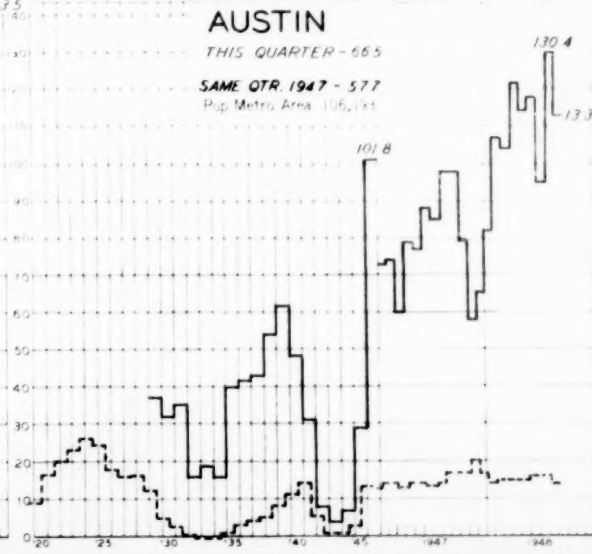
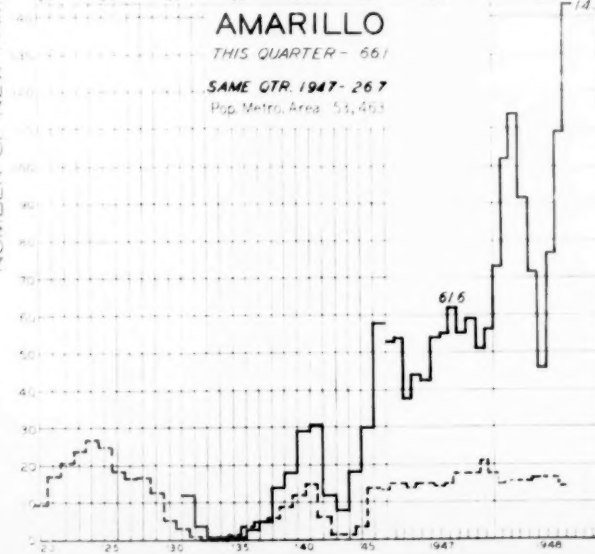
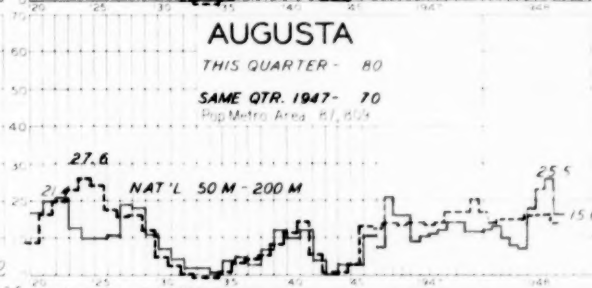
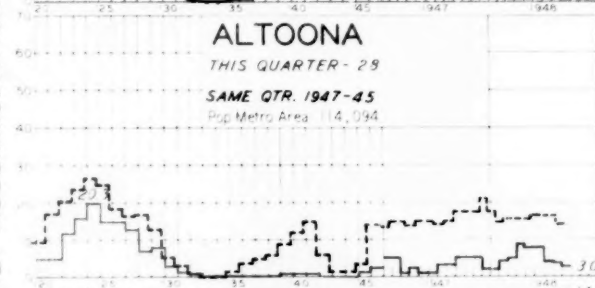
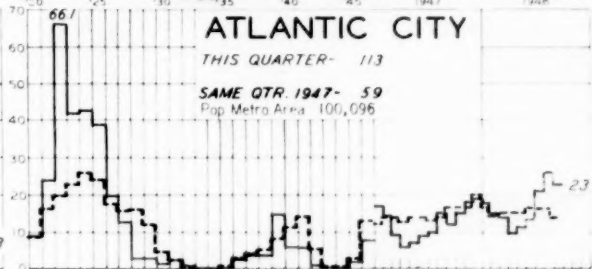
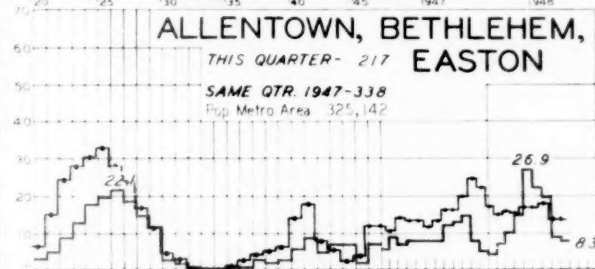
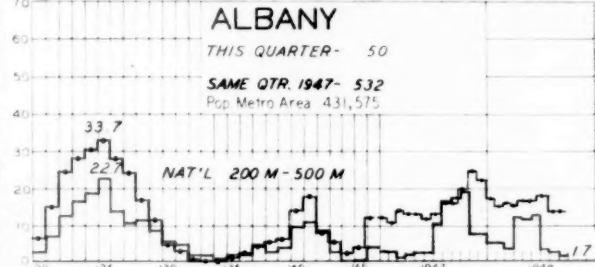
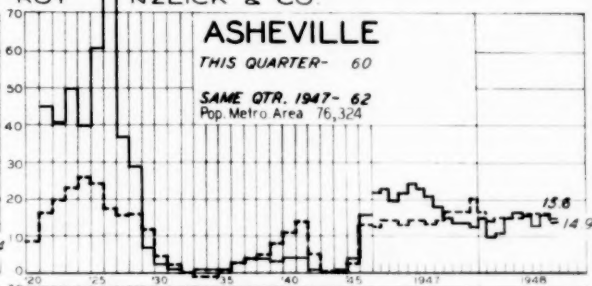
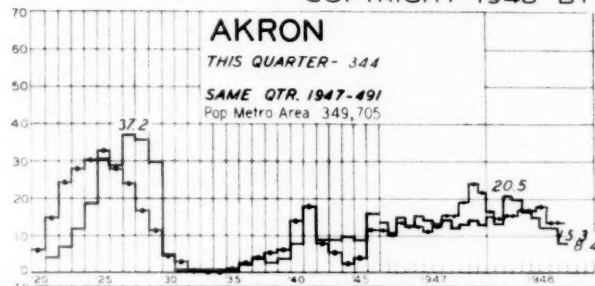


NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY

NZLICK & CO.

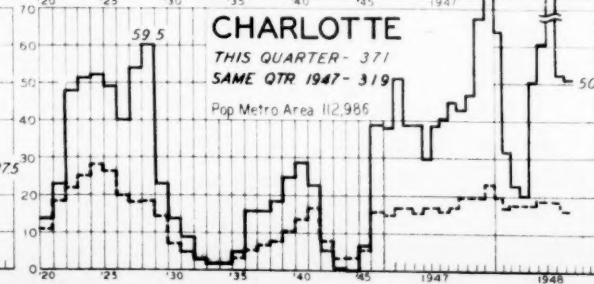
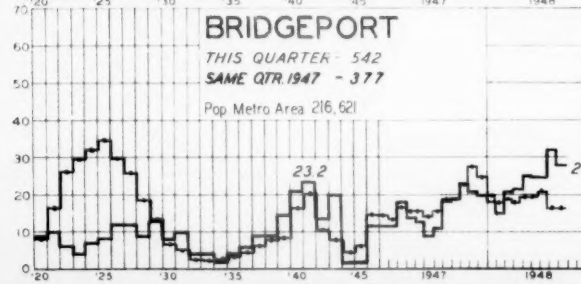
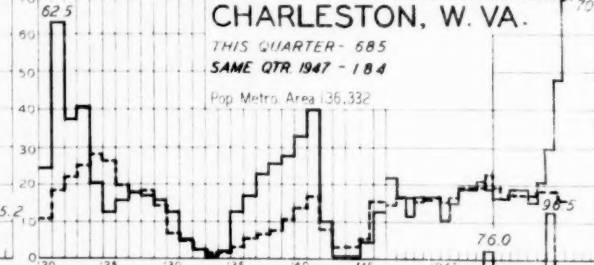
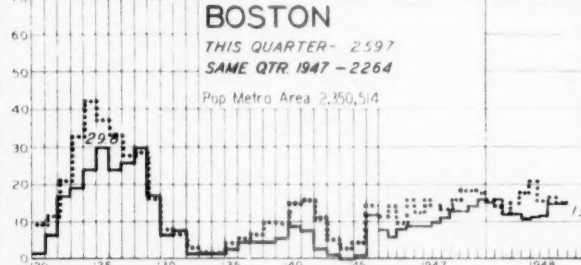
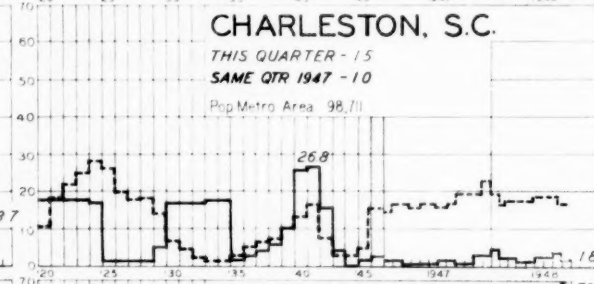
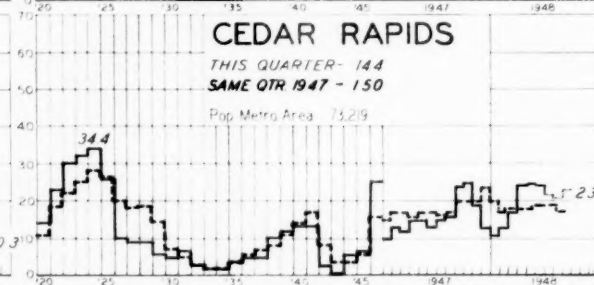
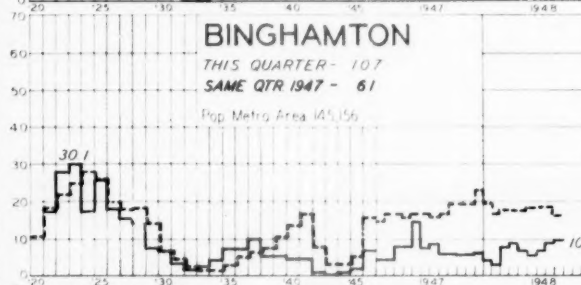
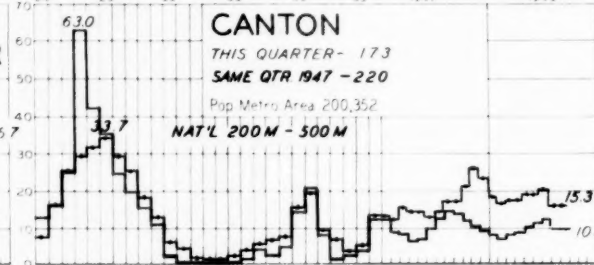
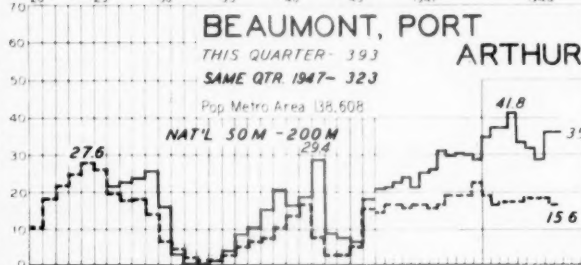
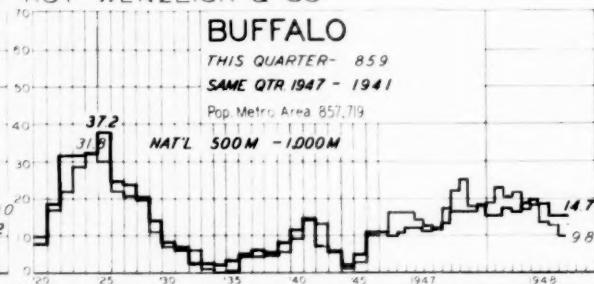
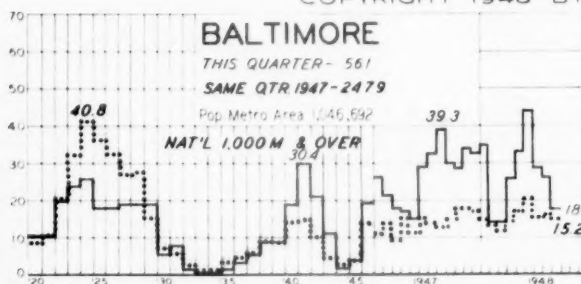
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO

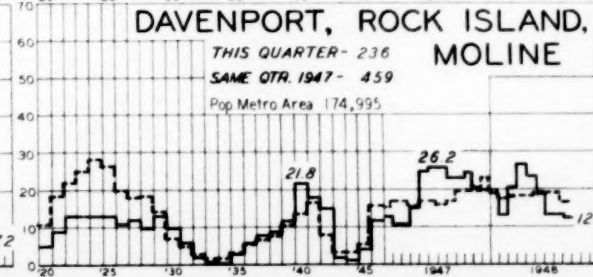
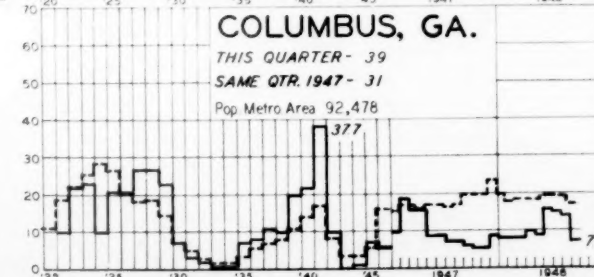
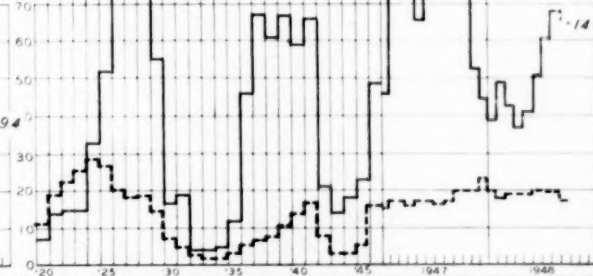
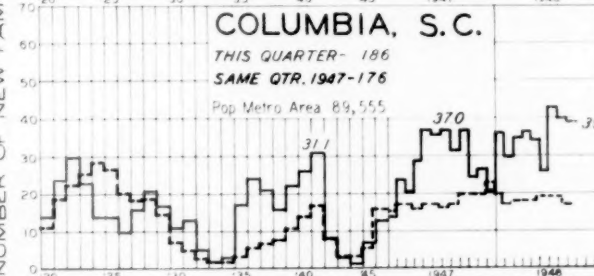
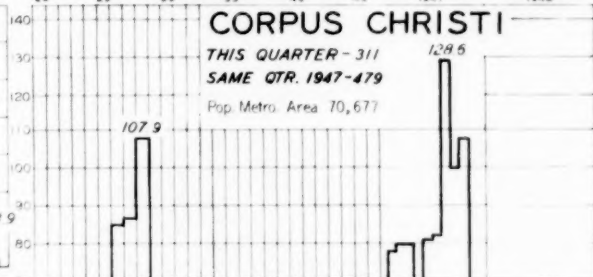
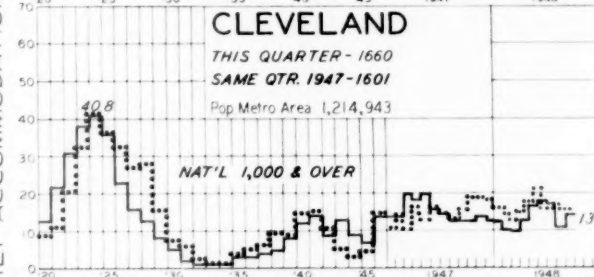
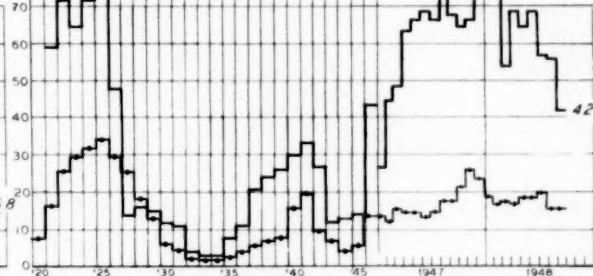
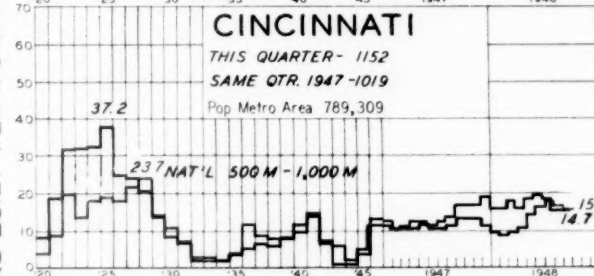
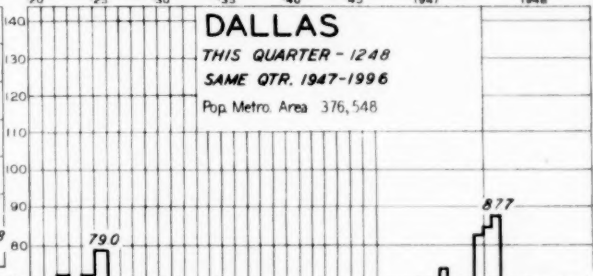
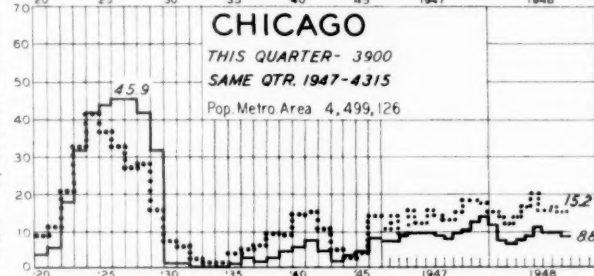
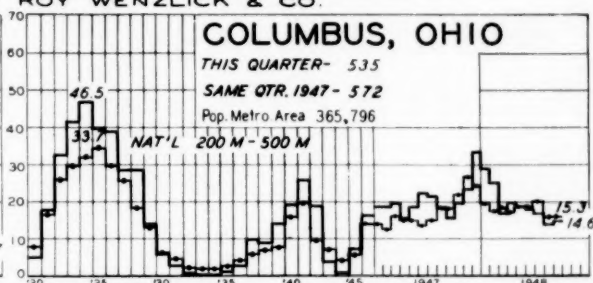
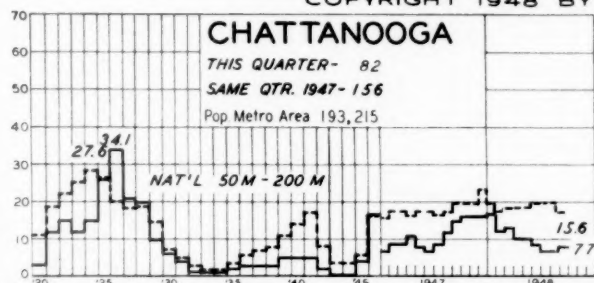
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

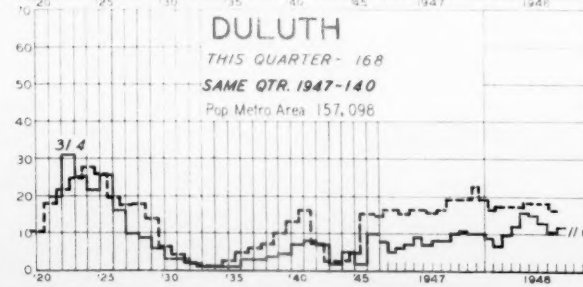
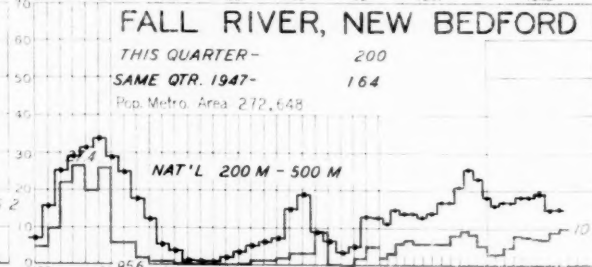
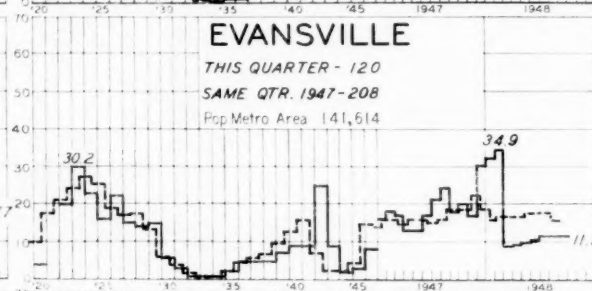
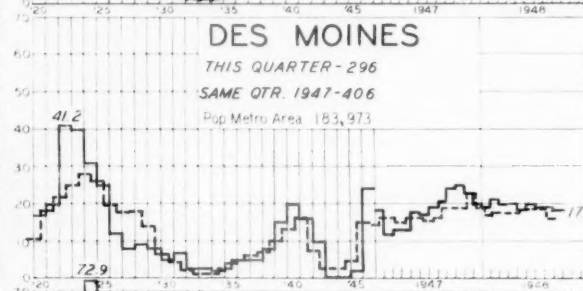
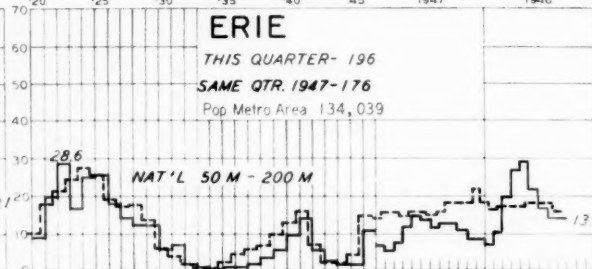
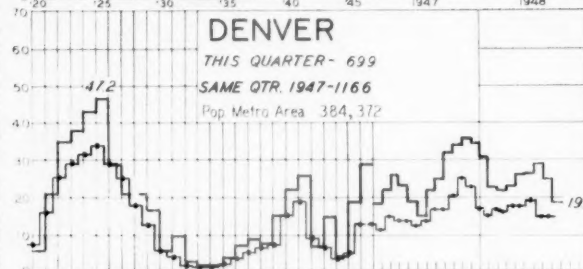
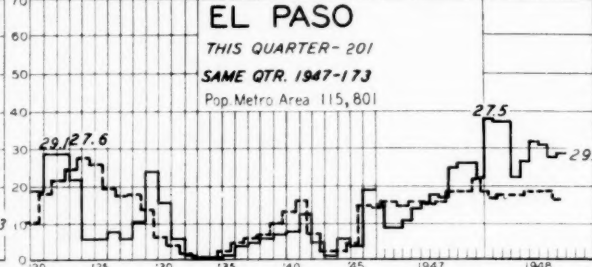
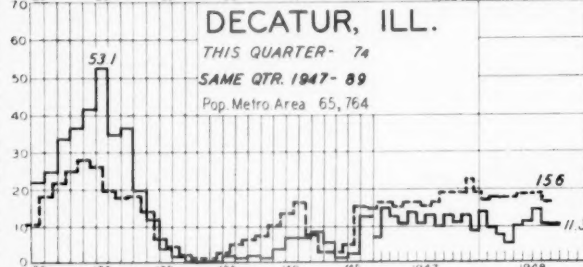
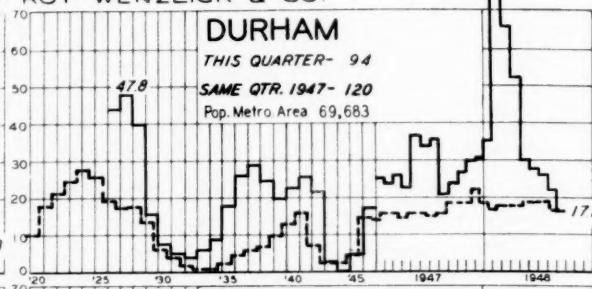
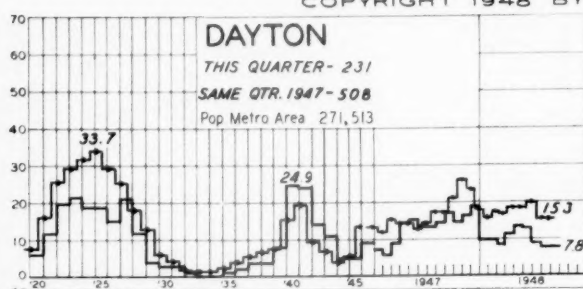
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

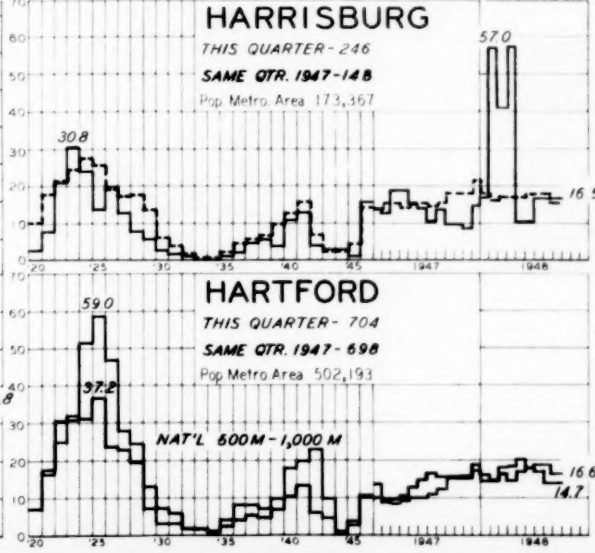
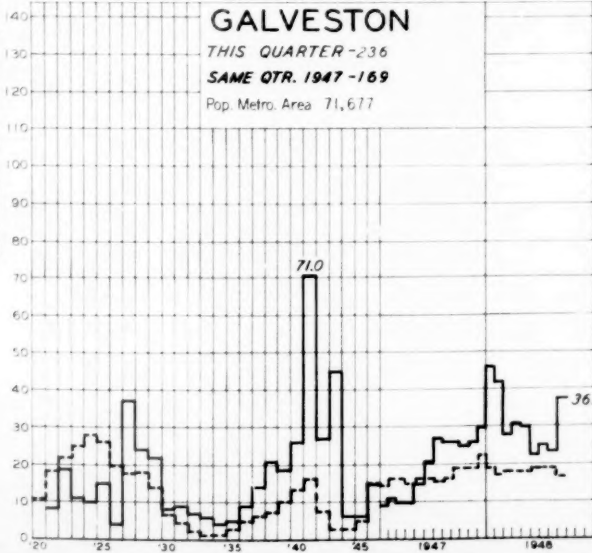
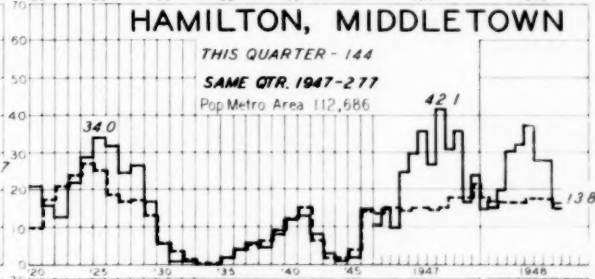
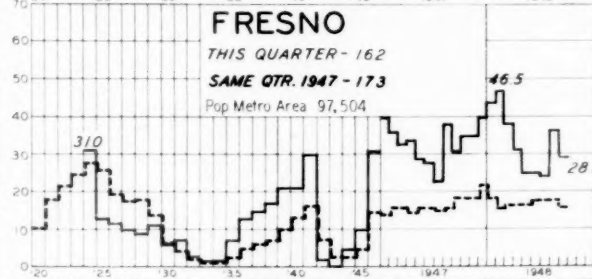
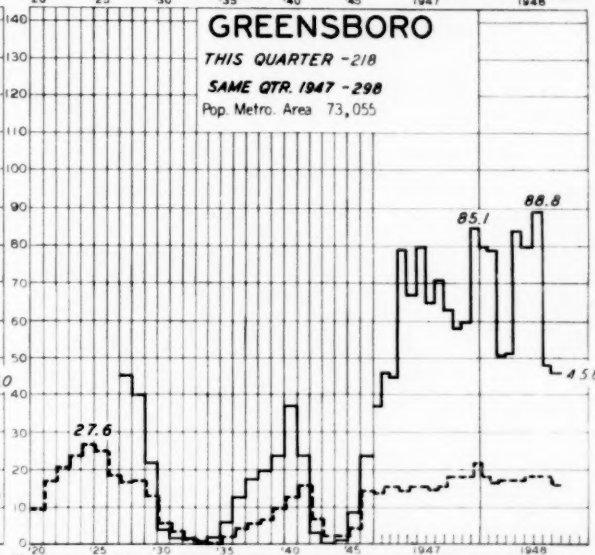
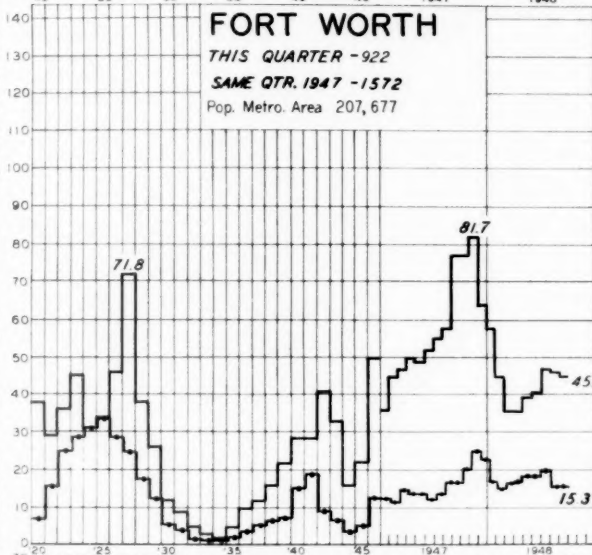
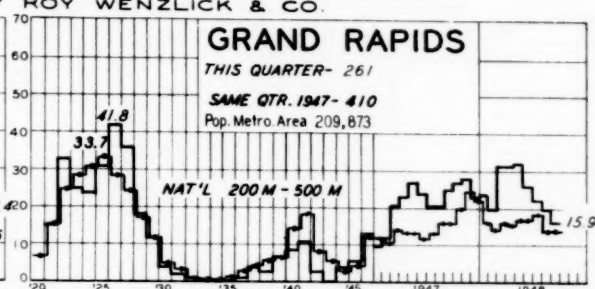
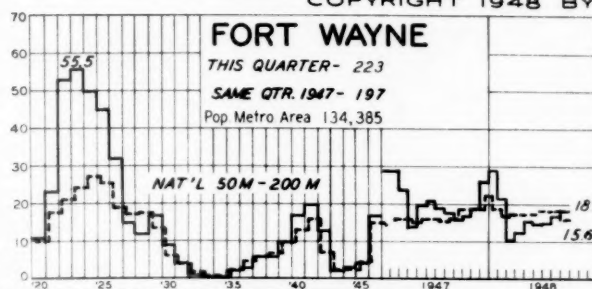
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

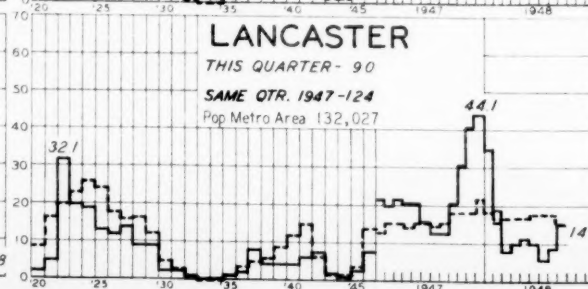
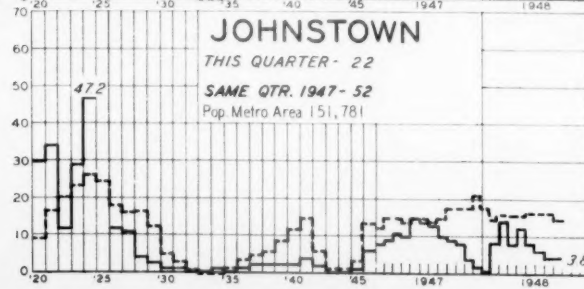
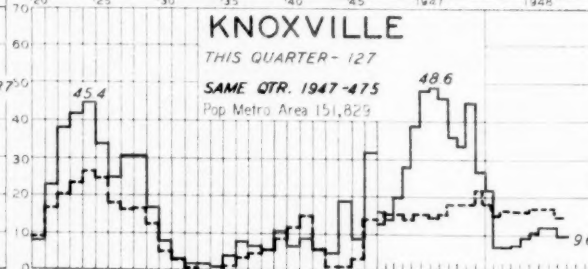
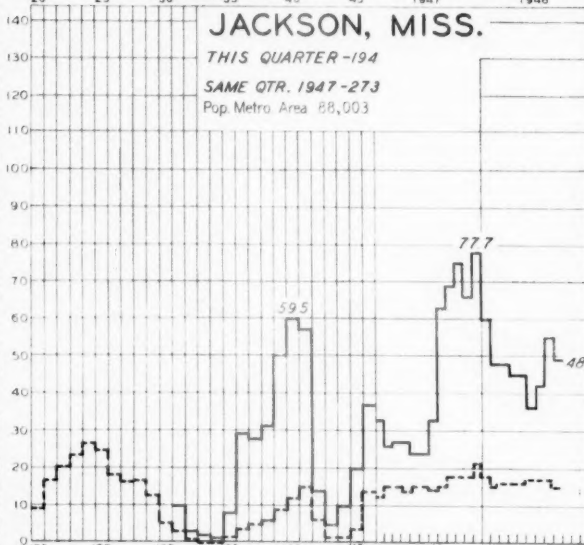
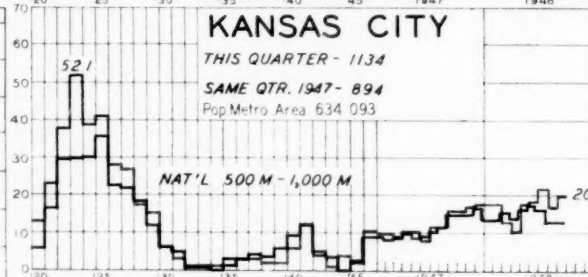
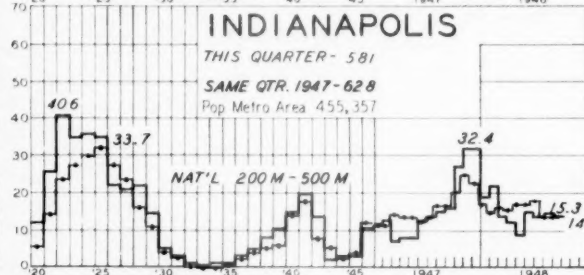
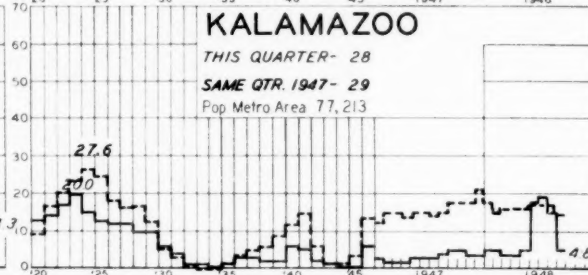
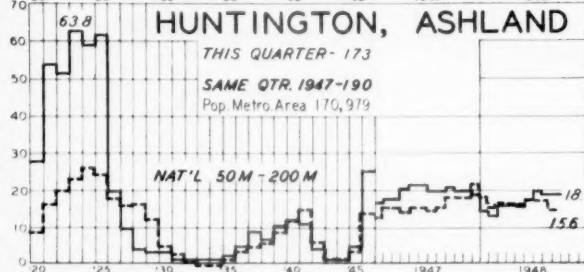
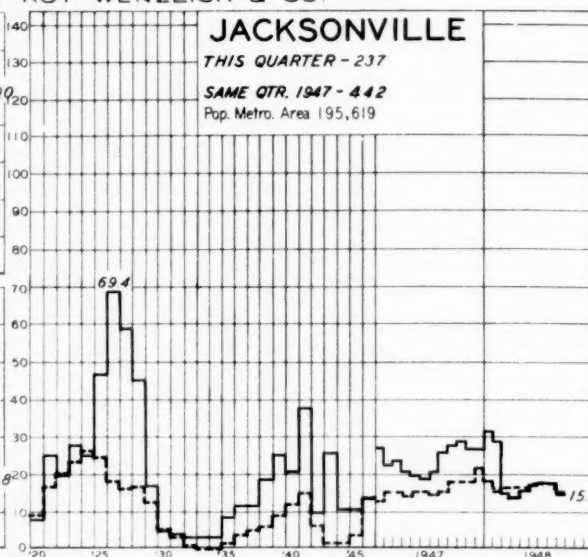
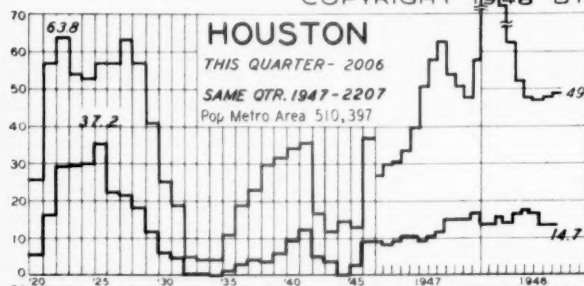
COPYRIGHT 1948 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

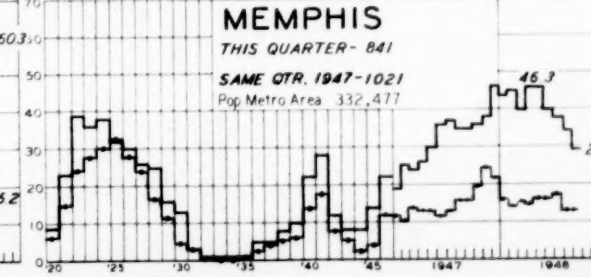
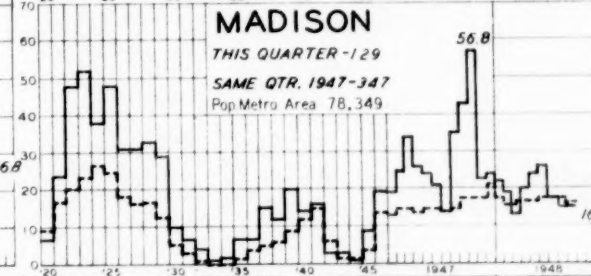
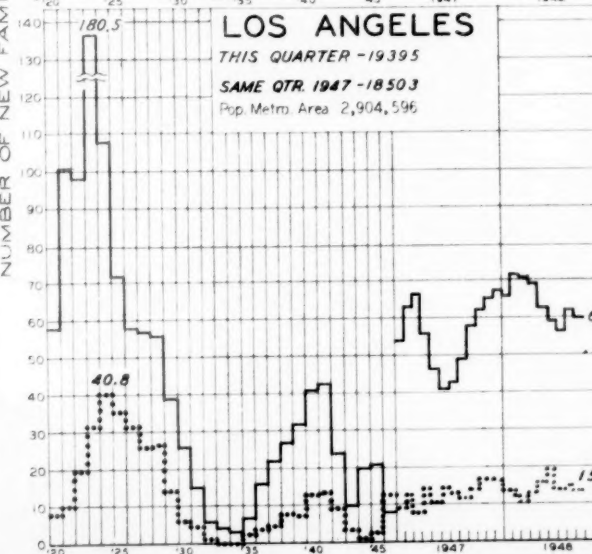
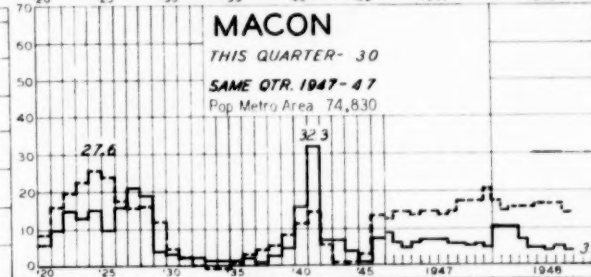
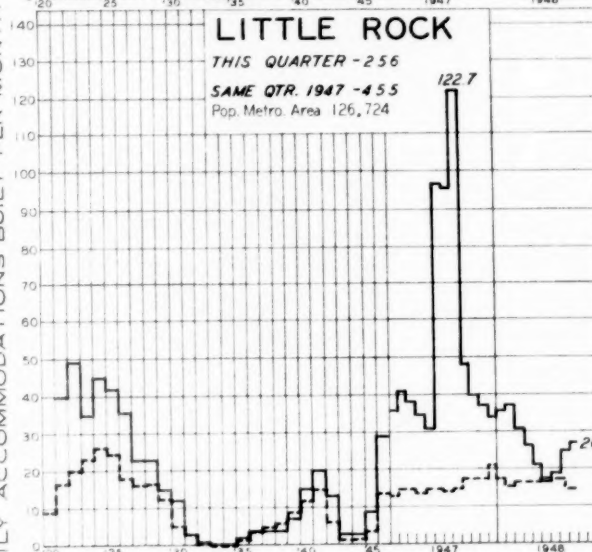
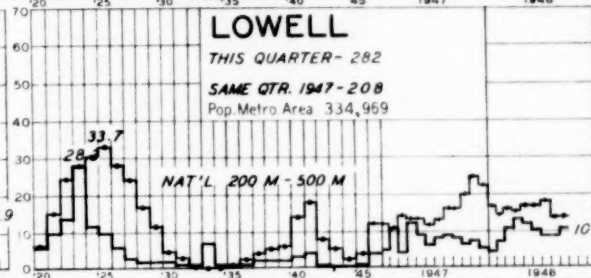
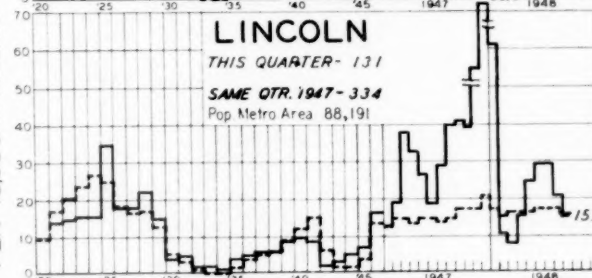
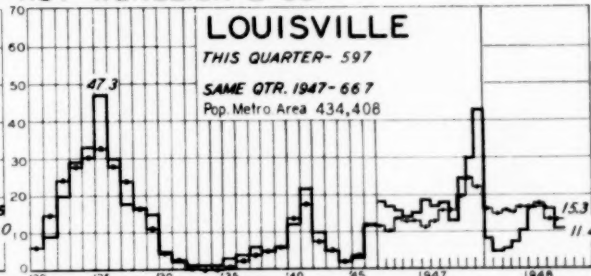
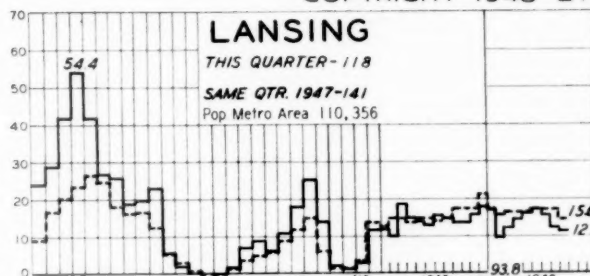
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES COPYRIGHT 1948 BY ROY WENZLICK & CO.

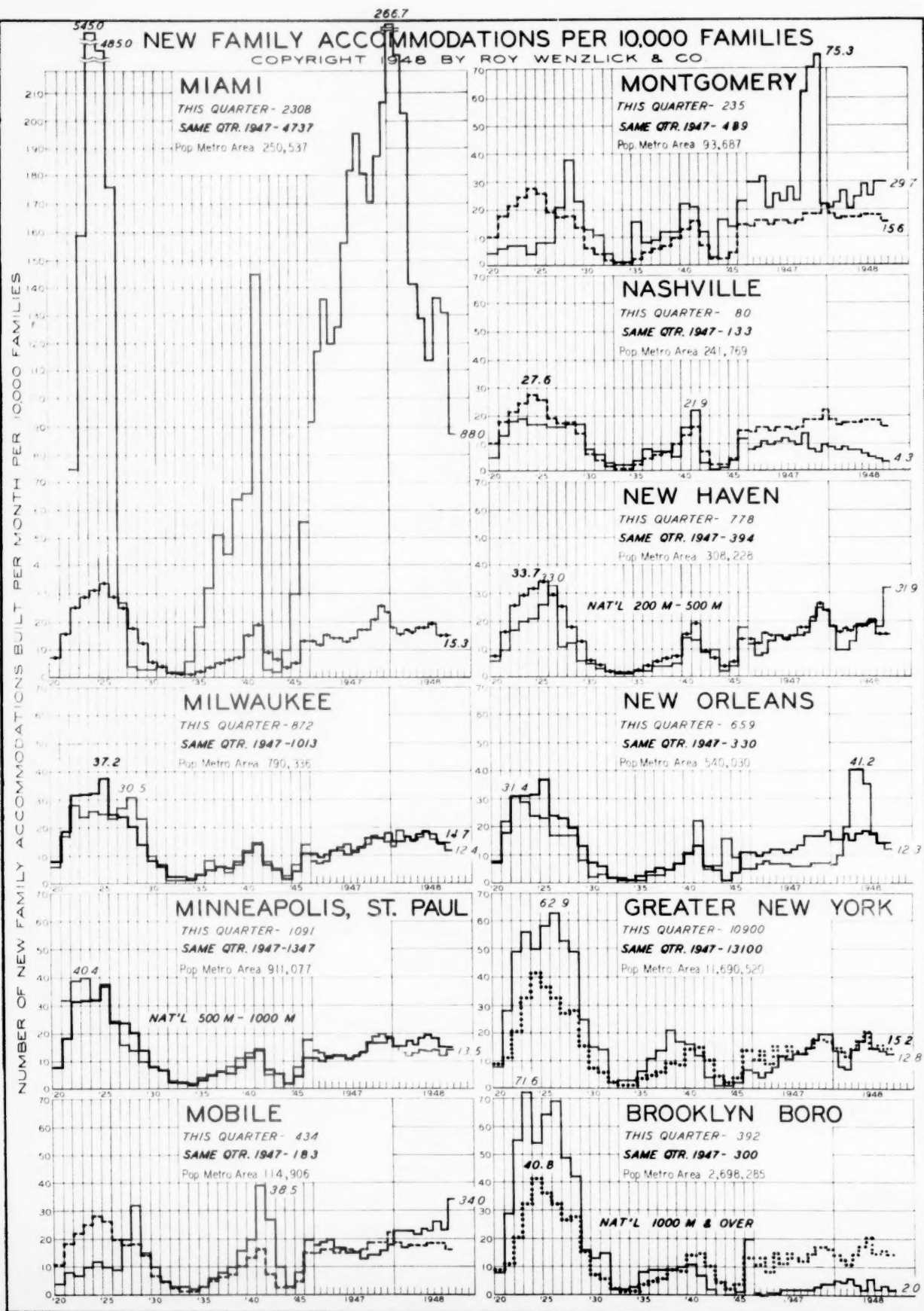


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

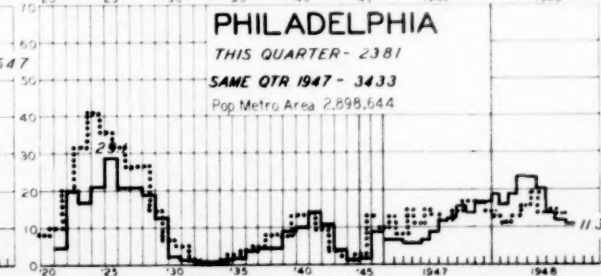
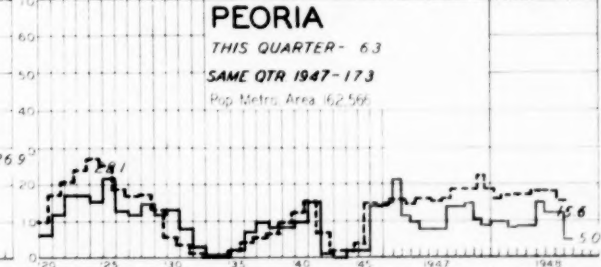
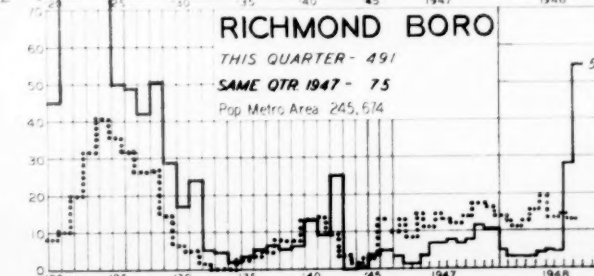
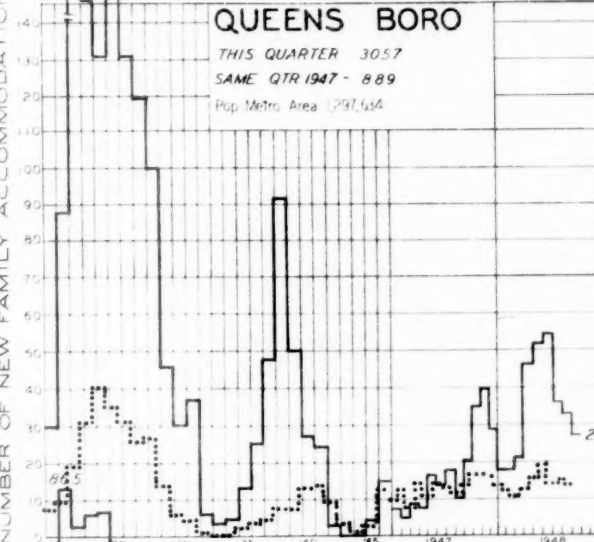
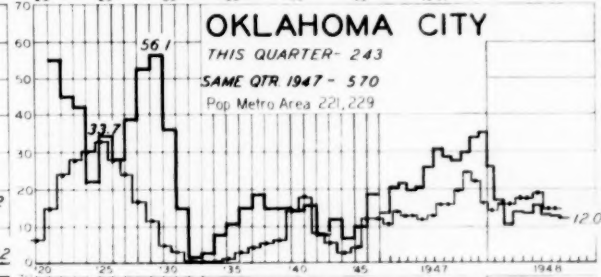
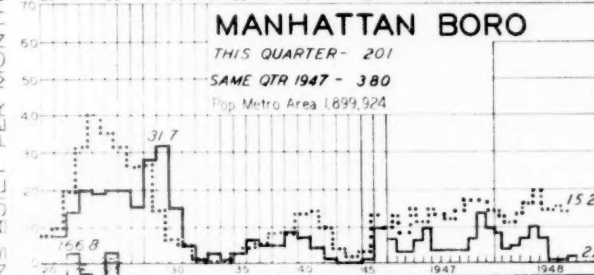
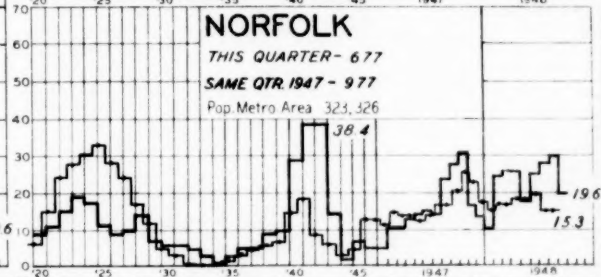
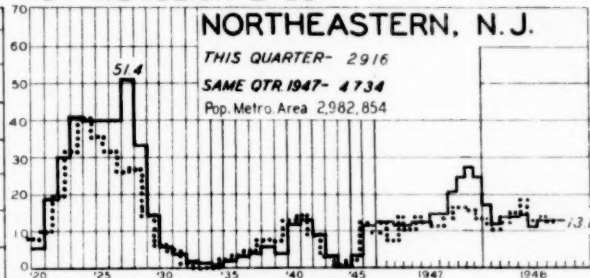
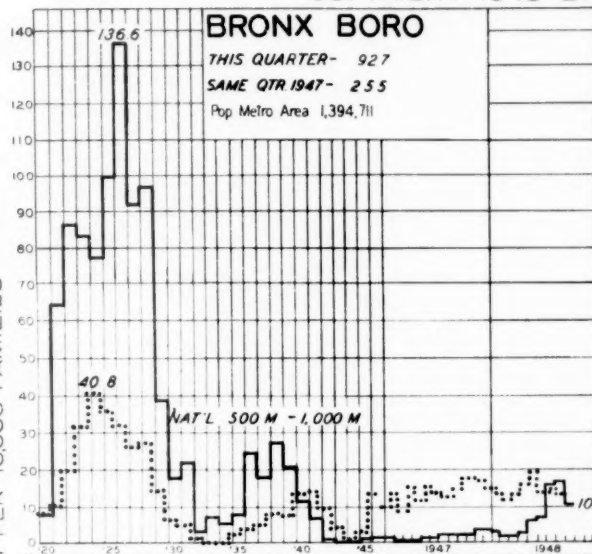




NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

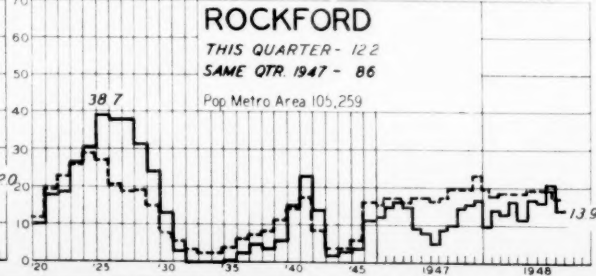
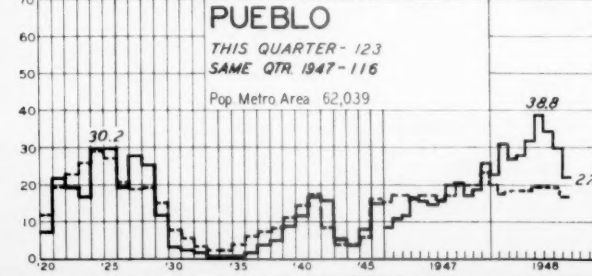
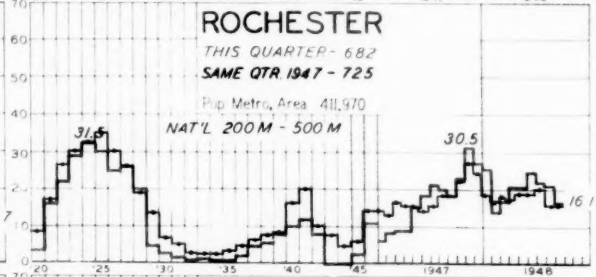
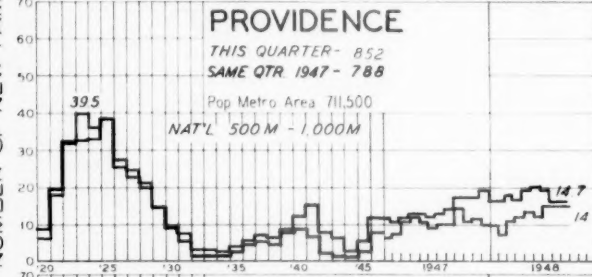
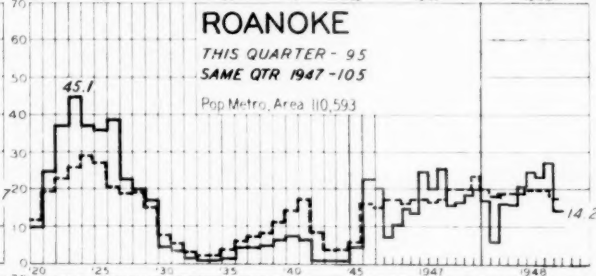
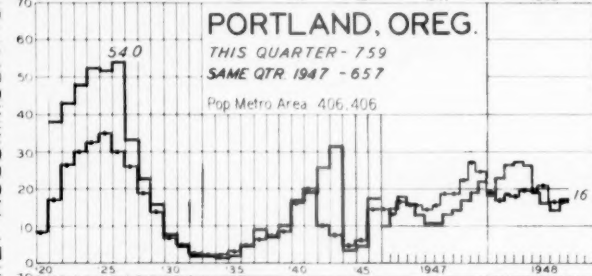
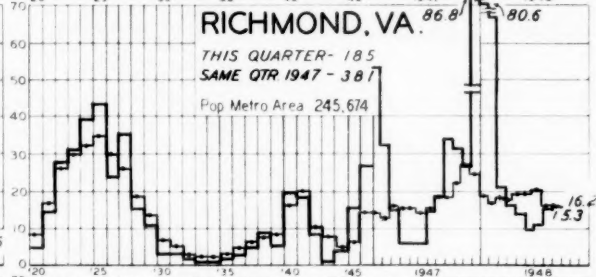
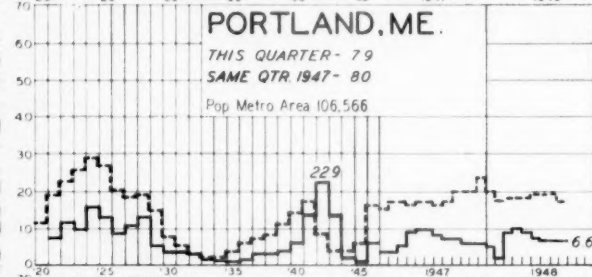
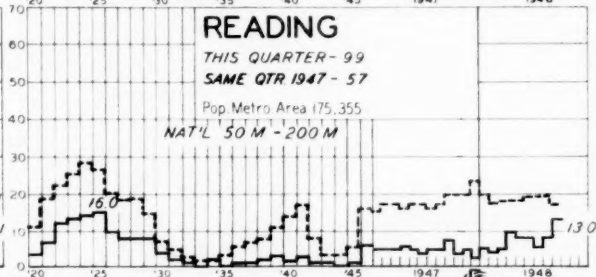
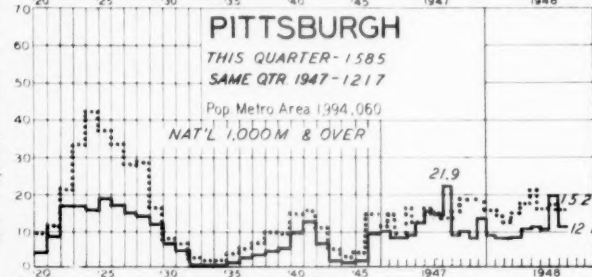
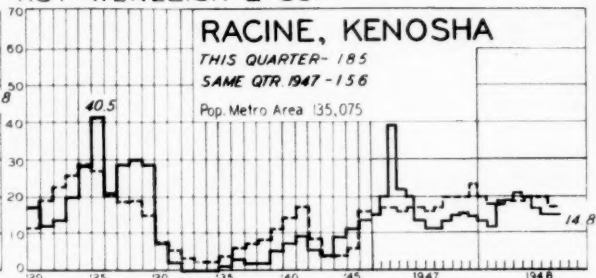
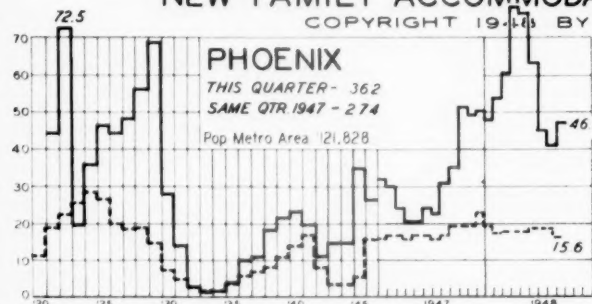
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

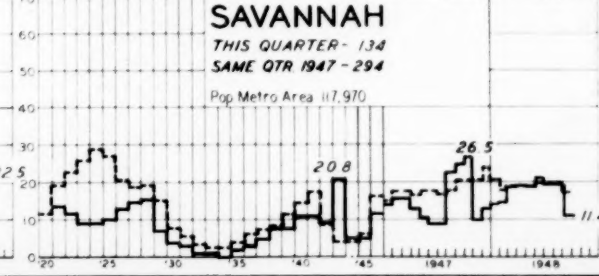
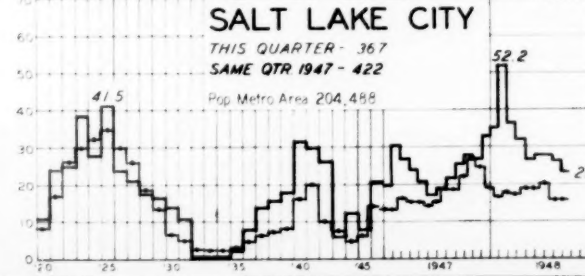
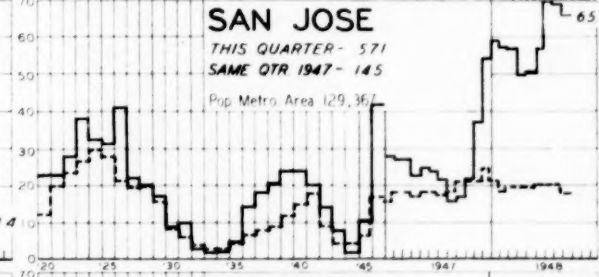
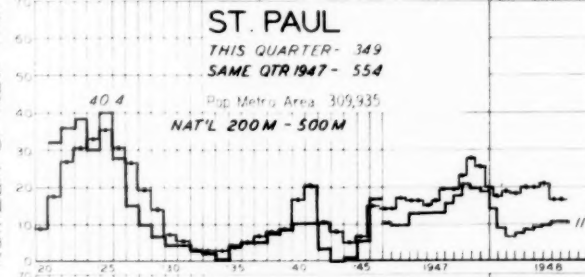
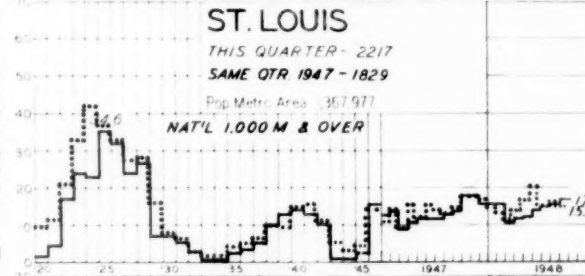
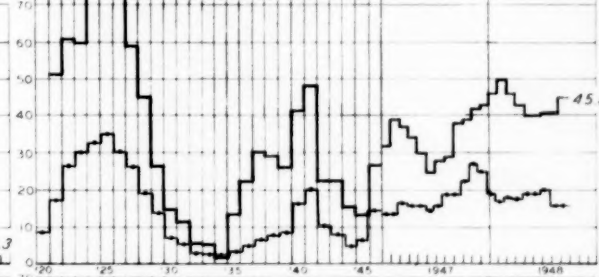
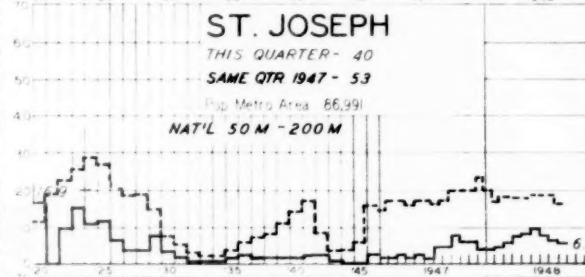
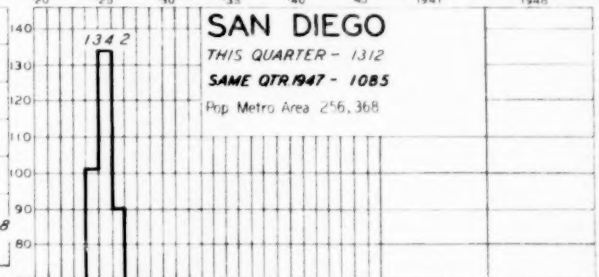
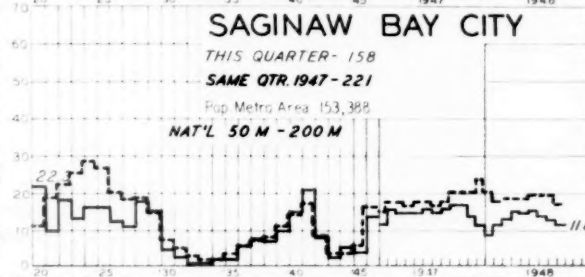
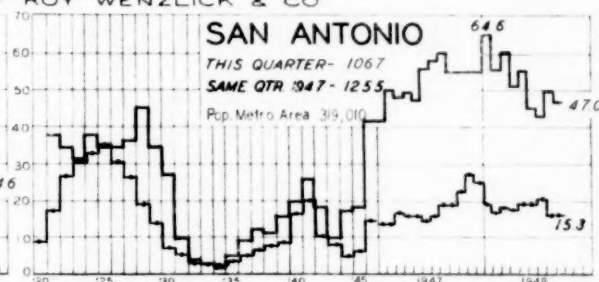
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO

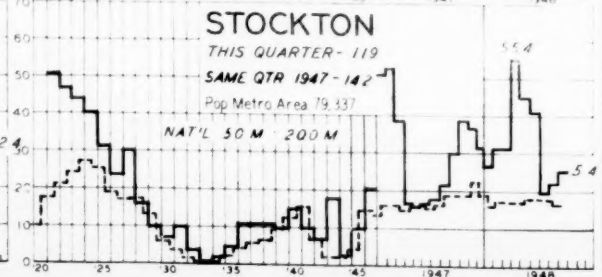
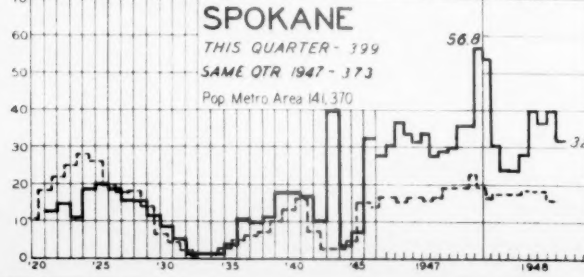
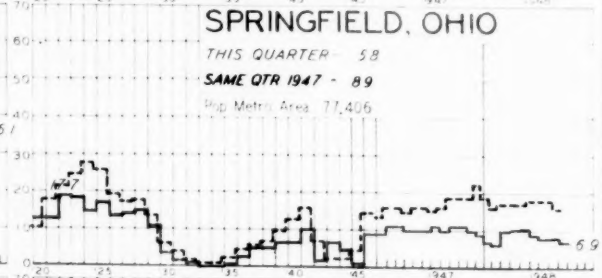
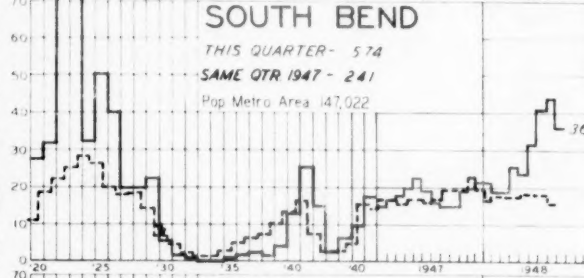
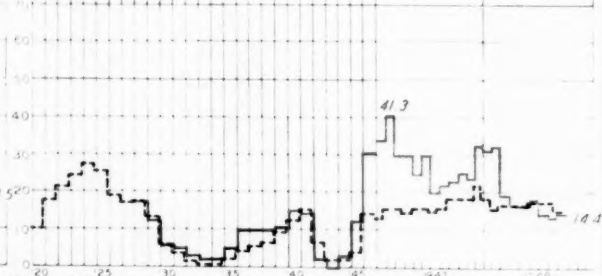
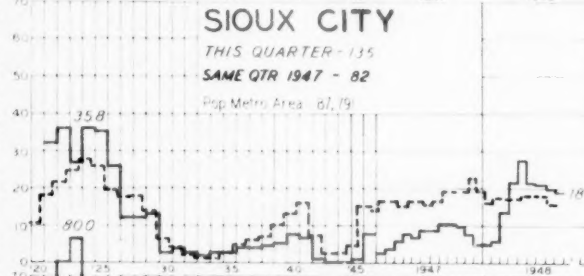
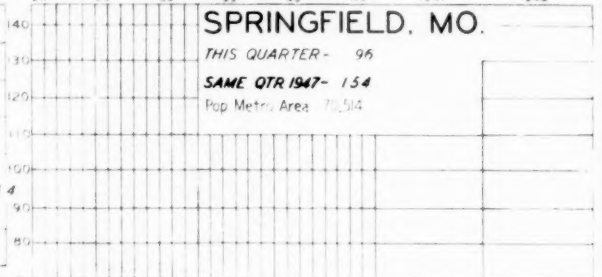
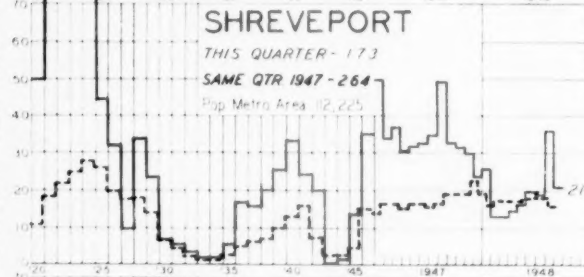
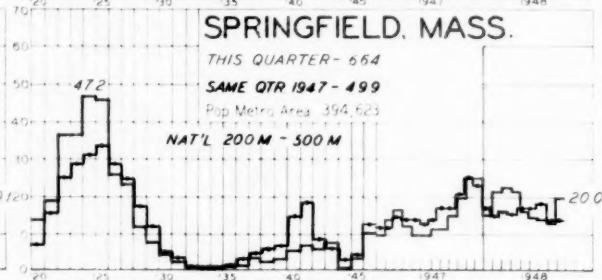
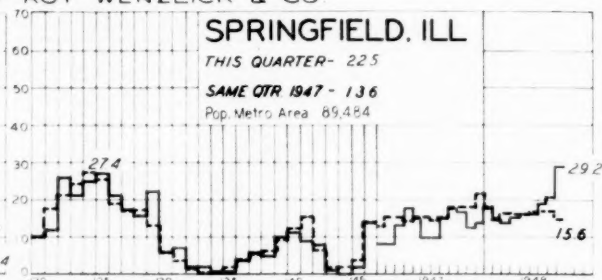
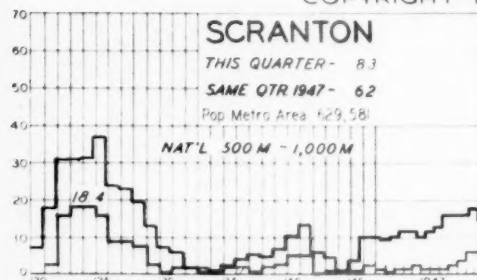
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

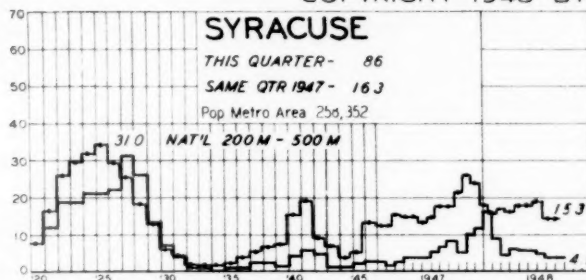
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

SYRACUSE

THIS QUARTER - 86
SAME QTR 1947 - 16.3

Pop Metro Area 250,352

NAT'L 200 M - 500 M

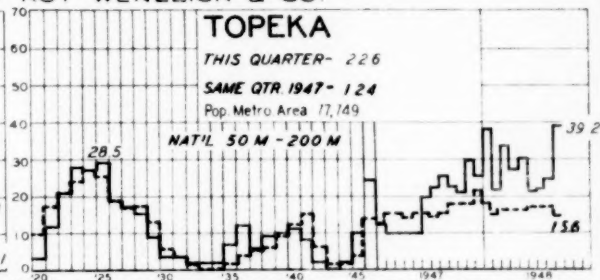


TOPEKA

THIS QUARTER - 226
SAME QTR 1947 - 12.4

Pop Metro Area 17,149

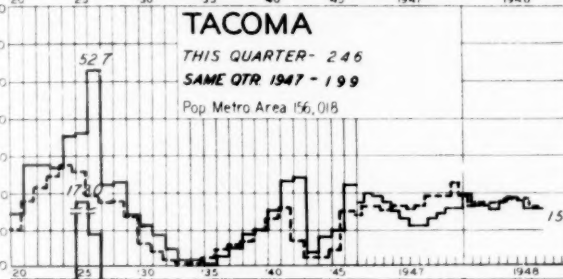
NAT'L 50 M - 200 M



TACOMA

THIS QUARTER - 246
SAME QTR 1947 - 19.9

Pop Metro Area 156,018



TRENTON

THIS QUARTER - 55
SAME QTR 1947 - 2.8

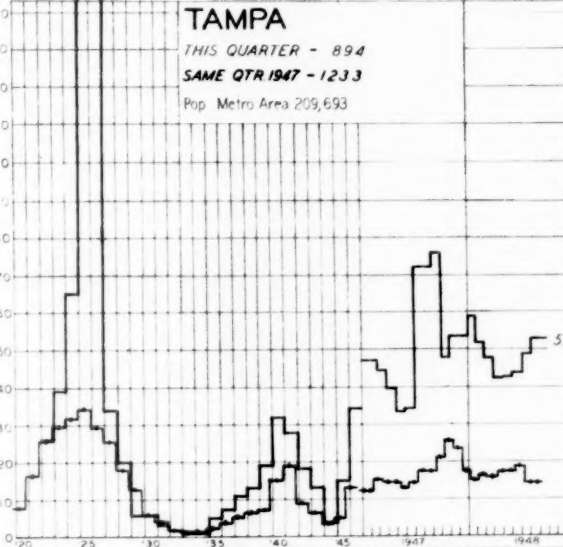
Pop Metro Area 200,128



TAMPA

THIS QUARTER - 89.4
SAME QTR 1947 - 123.3

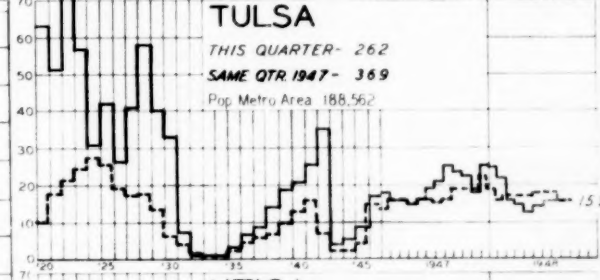
Pop Metro Area 209,693



TULSA

THIS QUARTER - 262
SAME QTR 1947 - 36.9

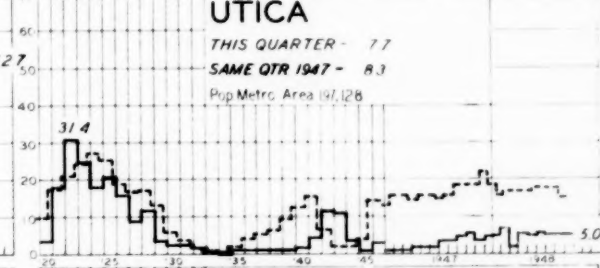
Pop Metro Area 188,562



UTICA

THIS QUARTER - 7.7
SAME QTR 1947 - 8.3

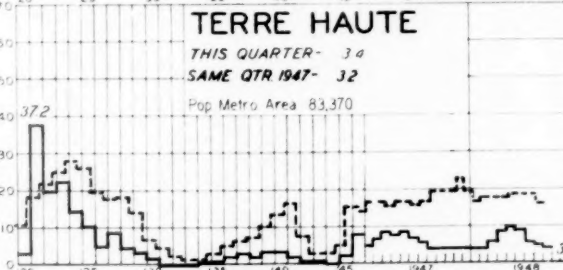
Pop Metro Area 197,128



TERRE HAUTE

THIS QUARTER - 3.4
SAME QTR 1947 - 3.2

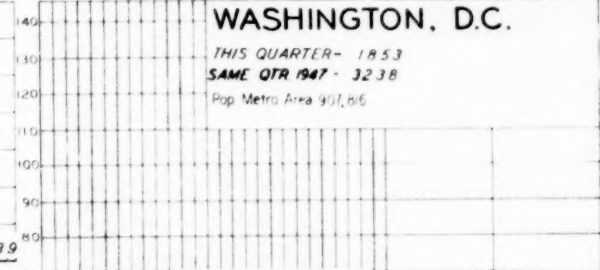
Pop Metro Area 83,370



WASHINGTON, D.C.

THIS QUARTER - 185.3
SAME QTR 1947 - 32.38

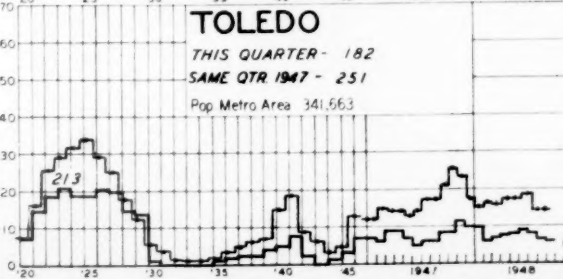
Pop Metro Area 907,816



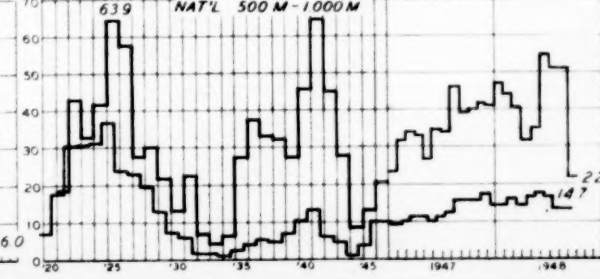
TOLEDO

THIS QUARTER - 18.2
SAME QTR 1947 - 25.1

Pop Metro Area 341,563



NAT'L 500 M - 1000 M



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

COPYRIGHT 1948 BY ROY WENZLICK & CO.

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

